

Minutes
Baltimore County Design Review Panel
December 11, 2019
APPROVED

Contents

Call to order and announcements

Review of today's agenda

Minutes of the November 13, 2019 meeting

Items for initial or continued discussion

1. 1726 Reisterstown Road, Overall Master Plan & Office Building, Pikesville Commercial Review.
2. 7 West Chesapeake Avenue, Towson DT Commercial Review.

Adjournment of the Board meeting

Appendices

Appendix A
Appendix B

Agenda
Minutes – November 13, 2019 meeting, as approved

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Call to order

Acting Design Review Panel (DRP) Chair, Ms. Cecily Bedwell, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

Present

Mr. Joseph Ucciferro
Ms. Kelly Ennis
Mr. Matt D’Amico
Ms. Cecily Bedwell

Not Present

Mr. Matt Renauld
Mr. Donald Kann
Mr. Qutub Syed
Mr. John DiMenna
Ms. Nikki Brooks

County staff present were: Jeff Mayhew, Jenifer Nugent, and Marta Kulchytska

Minutes of the November 13, 2019 Meeting

Mr. Ucciferro moved the acceptance of the November, 2019 draft minutes. The motion was seconded by Ms. Kelly Ennis and passed by acclamation at 6:06 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1726 Reisterstown Road

DRP PROJECT #: 621

PROJECT TYPE: Pikesville Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Matt Bishop, Landscape Architect of Colbert, Matz and Rosenfelt and Mr. Ron Brasher of Brasher Design.

The site consists of a Double Tree by Hilton Hotel, a Coppermine Racquet and Fitness Club, an Old Line Bank, and various retail, commercial, and office spaces.

The subject of this DRP meeting was to come back to the panel for approval of the changes requested at the last meeting for the renovations to the office building and to seek approval by the DRP for the site master plan layout. Although the Panel had voted to not make a motion on the master plan layout at its last meeting on November 13, 2019, several suggestions had been made to the development team to study. Specifically, the details to study were flipping pads A1/A2 with pad B so that there would be better traffic flow and circulation for the proposed drive-thru, and to investigate rotating the proposed drive-thru restaurant so that the order/pick up window was not directly adjacent to Reisterstown Road.

SPEAKERS:

There were no speakers signed up to speak for this project.

DESIGN REVIEW PANEL COMMENTS:

Ms. Cecily Bedwell opened up the floor to the panel members for discussion.

Mr. Joe Ucciferro stated that at the last DRP meeting he made a comment about swapping the pad sites A1/A2 and B. After additional studies of the site he suggested to keep the location of the pad site B as is and to refocus on improving the pad sites A1/A2 and B. Mr. Joe Ucciferro expressed that the pad sites felt disconnected and encouraged the applicant to design the pad sites so that they relate to each other through pedestrian connections through the shared parking lot and enhanced landscaping.

Mr. Matt D'Amico discussed the pad sites and the access into the pad sites in terms of taking the design further through enhancing the landscaping, hardscaping and lighting so that it creates a more inviting gateway and less of a development geared to the vehicular client emphasizing the drive-thru component of pad A. Additionally Mr. D'Amico suggested designing the drive aisle in front of the office building as more of a streetscape and less of a drive aisle into a parking lot through enhanced pedestrian sidewalks and paved crosswalks, pedestrian scale lighting and enhanced landscaping on both sides of the access drive.

Ms. Kelly Ennis commented that the office building architecture and the architectural design of the pad sites should relate to each other.

Ms. Cecily Bedwell added commentary that the development needed clearer pedestrian circulation and less of a car-dominant design.

DISPOSITION:

Mr. Matt D'Amico made a motion to approve the proposed addition to the office building with the conditions as follows:

1. Detail the transitional materials in the form of reveals or trim on all sides of the building.
2. Design windows onto the southern façade of the building to allow for daylight of the interior conference room.

The motion was seconded by Mr. Joe Uciferro and approved by acclamation at 6:58 p.m.

Mr. Matt D'Amico made a motion for the applicants to return to the DRP for the site master plan layout addressing the following conditions:

1. Further develop the design of pad A1/A2 and how its relationship to Resiterstown Road, the hotel entrance site and the office/pads development site can be celebrated. Specifically, enhanced landscaping in conjunction with masonry piers and ornamental fencing at Resiterstown Road and along the entry drive, clearly defined pedestrian sidewalks on both sides of the parking lot access drive with street trees, enhanced crosswalk design with either special pavers or colors, pedestrian scale lighting and signage shall be incorporated into the designs.
2. Once the architecture of the pad A1/A2 is fully designed it will come back to the DRP.

The motion was seconded by Ms. Kelly Ennis and approved by acclamation at 7:11 p.m.

ITEM 2

PROJECT NAME: 7 West Chesapeake Avenue

DRP PROJECT #: 622

PROJECT TYPE: Towson DT Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Isao Oishi, the project architect, on behalf of the owners of 7 West Bistro Restaurant. The proposed permanent East West Carryout Kiosk will operate all year and serve the pedestrian traffic on York Road. It is located across from the Towson Library and adjacent to the Towson Row site. The Kiosk will be situated on the employee parking lot of the 7 West Bistro facing York Road. The provided customer waiting area location will be adjacent to the York Road sidewalk. The Kiosk will have a 2nd floor utilities and storage room. The Kiosk will be a white brick simple rectangular structure. The signage area will be an EIFS or metal panel with recessed perimeter lighting. No additional parking spaces will be proposed for this development.

SPEAKERS:

There were no speakers signed up to speak for this project.

DESIGN REVIEW PANEL COMMENTS:

Ms. Cecily Bedwell opened up the floor to the panel members for discussion.

Ms. Kelly Ennis asked to explain the relationships between the proposed building and the Towson Row site. She also enquired about the lighting for the proposed sign panel.

Mr. Matt D'Amico suggested to consider a metal panel for the signage and to design the interior with dark or vibrant colors for contrast with the outside white brick building's material.

Ms. Cecily Bedwell recommended to add at least one window on the second floor of the north elevation and to consider a square shaped sign design. She also suggested a metal panel for the sign.

Mr. Joe Ucciferro had no comments.

DISPOSITION:

Ms. Cecily Bedwell made a motion to approve the proposed building with the following conditions:

1. Refine the signage and make it more proportional with the building.
2. Add a window to the north elevation.
3. Consider contrasting a vibrant/complementary colors for the interior design of the building.

The motion was seconded by Mr. Matt D'Amico and approved by acclamation at 7:35 p.m.

The meeting was adjourned at 7:36 p.m.